

SPECIAL COUNCIL - SEPTEMBER 25, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 25, 1975, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: M.L. Cross

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,

THAT this Council permit the agenda to be varied to consider a By-law to amend By-law #4876, being the Development Permit Board and the Development Permit Advisory Panel By-law.

- CARRIED UNANIMOUSLY

BY-LAW TO AMEND BY-LAW NO. 4876,
BEING THE DEVELOPMENT PERMIT BOARD
AND THE DEVELOPMENT PERMIT ADVISORY
PANEL BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Application to Amend the Zoning
and Development By-law for
Downtown Zoning

(a) To amend the Zoning and Development By-law No. 3575, establishing a new Comprehensive Development District to be known and described as "Downtown District (DD)", and any necessary consequential amendments.

(b) Proposed By-law to Amend the Zoning and Development
By-law No. 3575

To amend the Zoning and Development By-law No. 3575, to rezone that area commonly known as Downtown as outlined in black on the attached Plan Z-178 from (RM-4A) Multiple Dwelling District; (CM-1) Commercial District (General); (CM-1A) Commercial District (General); (CM-2) Commercial District (General); (CM-2A) Commercial District (General); (C-5) Commercial District (Amenity Commercial); (P-1) Parking District and (M-2) Industrial District to a Comprehensive Development District to be known and described as "Downtown District (DD)".

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Application to Amend the Zoning and
Development By-law for Downtown
Zoning (continued)

NOTE: FURTHER RECOMMENDED by the Director of Planning:

"That the Ford Building (Lots 9 & 10, Block 9, D.L. 196) located at the northwest corner of Main Street and Hastings Street be excluded from the Downtown rezoning." (This area is located in the proposed Downtown Eastside Rezoning Application).

(c) Proposed Official Development Plan By-law

To consider a By-law adopting an Official Development Plan relating to the proposed amendment to the Zoning and Development By-law No. 3575, creating the "Downtown District (DD)".

(d) Downtown Guidelines

To consider the Downtown Guidelines, as described below:

- (i) Planning Policies
- (ii) Design Guidelines
- (iii) Character Areas.

An application has been received from the Director of Planning to establish a new Comprehensive Development District to be known and described as "Downtown District (DD)" to rezone the area commonly known as "Downtown" outlined on Plan Z-178, to consider a By-law to adopt an official development plan and to consider Downtown guidelines. (The draft By-laws, draft plans, draft official development plan, and draft Downtown guidelines are on file in the City Clerk's Office).

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Vancouver City Planning Commission, because of the complex nature of the documents, wish to record a number of specific concerns. (The report containing these concerns is on file in the City Clerk's Office).

Mr. R. Spaxman, Director of Planning and Mr. D. Hickley, Assistant Director, Central Area Planning, reviewed the draft proposals for Council.

The following speakers were heard:

- Hon. Gary Lauk, Minister of Economic Development and Mr. Emery Barnes, MLA, expressed some concerns that apply to their West End constituents i.e. the traffic plan for Downtown should be further studied to take into account how it would affect the West End residents. They urged Council to pass a demolition By-law.
- Mr. Bernard Clynych felt the Downtown plan should have a safeguard re demolition written into the By-law.
- Mr. Brian Calder presented a brief on behalf of the Greater Vancouver Real Estate Board indicating that the proposed inducement to developers to provide residential accommodation within their project should be introduced and suggested a more flexible policy towards parking within new developments.
- Ms. M. Courvoisier presented a brief on behalf of the West End Traffic Committee expressing concern re the Downtown Pedestrian and Street Traffic Plan and suggested that endorsement of the traffic plan be delayed until a comprehensive study is undertaken of its effects on the West End traffic patterns and its social and environmental impact on the residents.

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Application to Amend the Zoning and
Development By-law for Downtown
Zoning (continued)

- Mr. R.H. Street presented a brief on behalf of Rideau Investments Ltd., requesting that the boundaries of Density Area G be amended to allow their property to revert to 6.0 FSR which was proposed in April, 1975, and upon which they appointed architects to prepare a development scheme. When the boundary was changed in July, 1975, the density dropped to 3.0 which is not economically feasible for their development scheme.
- Mr. B. Eriksen, DERA, urged Council to consider a demolition By-law as part of the proposals.
- Mr. Sol Jackson presented a brief on behalf of the Committee of Progressive Electors opposing the rezoning proposals and advising that COPE feels the appeal process should be with Council, not the Board of Variance.
- Ms. M. Thiel presented a brief on behalf of the West End and Downtown Ratepayers' Association requesting Council to postpone any down zoning in the City of Vancouver and to reconsider the increase of the density in the West End and continuous erosion of West End streets from through traffic coming into and out of the Downtown core.
- Messrs. D. Dickhout and J. Arnad of the West End New Democrats, requested that Council amend the Charter to withhold demolition permits in any area of the City and expressed concern that the West End would become the "dumping ground" for traffic.
- Mr. G. Thomson presented a brief on behalf of the Downtown Business Association noting that the Association supports the proposed new Downtown zoning and development regulations as a positive step forward - certain modifications will be needed as further experience is gained.
- Ms. Olivia Mott requested that before any endorsation is give to the draft plan for the Downtown, a comprehensive study be made of the impact on the residents in the West End.
- Mr. F. Lowther, a resident of the Hastings-Sunrise Area, advised that what is happening in the Downtown, affects the Hastings-Sunrise area and the whole of the City of Vancouver; low and medium income residents in the West End are being displaced and he feels the Downtown plan should contain provision for a demolition By-law.
- A representative of the First United Church expressed concern that the West End would be seriously affected by the proposed Downtown plan.
- Mr. John Olsen presented a brief on behalf of the Community Alternatives strongly supporting the adoption of the guidelines proposed by the Downtown Planning Team.
- Mr. H.P. Penz spoke in support of the proposed By-laws.
- Mr. R. McIntyre of the West End Community Resource Board, expressed concern about traffic being re-routed through the West End to take pressure off of Downtown streets and urged a study be carried out so the people living in the West End will see how the Downtown proposals will affect them.
- Mr. T. Osborne expressed concern that considerations other than commercial and industrial usage should be looked at in the proposals.

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Application to Amend the Zoning
and Development By-law for Downtown
Zoning (continued)

- Dr. W.G. Hardwick stated that there are a number of areas in the By-law where little is written - it may be possible for new guidelines to be passed by resolution of Council without a Public Hearing process but wherever possible, there should be some opportunity for the public to speak to any new guidelines.
- Two briefs had been submitted to which no one spoke; one from the Building Owners' and Managers' Association of Vancouver who agreed in principle, with some reservations, to the new zoning guidelines and to the method of implementation and one from Davis & Co., Solicitors for the Bay, reiterating their request made to the Standing Committee on Planning and Development that the boundaries be changed to include their property in the FSR 9.0 rather than FSR 5.0 density areas.

(Copies of the briefs referred to
are on file in the City Clerk's
Office)

The Mayor called for further speakers for or against the rezoning proposals and no others appeared.

MOVED by Ald. Bowers,

THAT the briefs, communications and representations be received, and consideration and decision on the rezoning application be deferred to September 30, 1975.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:10 p.m. to reconvene on September 30, 1975, at 2:00 p.m.

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The Special Council, in Committee of the Whole, reconvened at approximately 2:00 p.m., in the Council Chamber, with Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

The Director of Planning reviewed the draft proposals in light of the statements made by the speakers on September 25, 1975. The Director of Planning advised that the legal description shown in "C-II - Further Possible Boundary Change for Consideration" of the report of the Standing Committee on Planning and Development dated September 18, 1975, be amended to read as follows:

"Lot 2 of A, Block 16, D.L. 541, Plan 5264, Easterly
78 feet of Lot C, Block 16, D.L. 541"

MOVED by Ald. Bowers,

THAT the application of the Director of Planning be approved including the exclusion of the Ford Building (Lots 9 & 10, Block 9, D.L. 196 sit. N/W corner of Main and Hastings Street);

FURTHER THAT the text amendments detailed in the report of the Standing Committee on Planning and Development dated September 18, 1975, which was approved by Council on September 23, 1975, be approved as amended this day by the Director of Planning.

- CARRIED

(Aldermen Bowers and Marzari)

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Application to Amend the Zoning &
Development By-law for Downtown
Zoning (continued)

MOVED by Ald. Marzari,
THAT the application of the Director of Planning be deferred
for one month to permit Council to obtain more specific information
on growth control in the Downtown as well as providing an opportunity
for a more detailed review of the implications of the various
character areas.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy,
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Section 4 'Height of Building' in the Downtown Zoning
(ii) Official Development Plan be amended as follows:

"Area A from 450' to 300'
Area B from 300' to 250'."

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Section 1 'Land Use' in the Downtown Zoning (ii)
Official Development Plan be amended to require that 12% of
any development in the Downtown area be residential.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Bird in amendment,
THAT the boundaries of Density Area G be realigned at the
laneway between Haro and Robson Streets in the 1000 block Robson
to permit the FSR to revert to 6.0 as requested by Rideau
Investments Ltd.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Kennedy, Marzari,
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the motion of Alderman Bird be deferred.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari,
Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion of Alderman
Bird was put and LOST.

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The motion to defer and the amendments having lost, the
motion by Alderman Bowers was put and CARRIED.

MOVED by Ald. Bowers,
THAT Downtown Guidelines (i) Plan Policies and (ii) Design
Guidelines be approved;

FURTHER THAT Downtown Guidelines (iii) Character Areas be
approved in principle and referred back to the Standing Committee
on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

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Application to Amend the Zoning &
Development By-law for Downtown
Zoning (continued)

MOVED by Ald. Harcourt,
THAT the Director of Planning be instructed to report back
on recommendations for providing and/or preserving a broad
range of residential accommodation in the Downtown area.

- CARRIED

(Alderman Sweeney opposed)

MOVED by Ald. Harcourt,
THAT the City Engineer report back on the result of the
project 'Turn Down Traffic Volume';

FURTHER THAT this report be considered in conjunction with
the recent proposals of the Bureau of Transit together with the
suggestions put forward this day by the Director of Planning on
alternate transit approaches.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and following
an 'In Camera' meeting in the Mayor's Office, reconvened in regular
session in the Council Chamber at approximately 4:40 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public
Hearing) of September 25, 1975 (continued on September 30, 1975)
adopted on October 7, 1975.

A. Phillips
MAYOR

B. H. Little
CITY CLERK